

not assessing property at a development value when this zoning did not permit the use of the property for that purpose. So what the bill does, it makes it very clear that land that is sold for commercial and industrial development or residential development in less than twenty acre lots, does not qualify for the Green Belt concept. In addition it will change the date in which you apply, the landowner applies, from April 1 to May 1 which is more in keeping with the time in which appraised values, increases are sent out giving more time to apply for the provision. Then one other aspect of the bill does, as it was written, provide for an effect the grandfather clause in which in one county at least, the current application of the law is, at least in my opinion, not consistent or not even legal based upon what the statute is but to ensure that no one would be harmed in those situations where they were given a Green Belt benefit by local government even though in all probability they do not qualify, they should not be penalized because it was not of their own action. We did write for an Attorney General's opinion and raised some question with that particular provision as written but I think the letter did suggest, from the Attorney General that is, the letter did suggest another alternative which we are exploring with an additional letter to the Attorney General that would take care of that problem and if the bill is advanced, obviously it should not go beyond Select File until that amendment can be offered if necessary. With that, Mr. President, I would move the bill be advanced. I would be glad to explain it in further detail if necessary although it is an issue we have been over many times.

SPEAKER NICHOL: Senator Emil Beyer.

SENATOR BEYER: Mr. Speaker, a question of Senator Warner.

SPEAKER NICHOL: Senator Warner, will you respond, please.

SENATOR BEYER: This has quite an effect on a lot of property in Douglas County and if the Attorney General's opinion is true, then we would either have to make some other changes or...because a lot of these areas, I agree with you where the area is used for development but where a lot of these pieces are still being farmed it is going to penalize them quite a bit, right?

SENATOR WARNER: Senator Beyer, as I understand, what Douglas County has done, theirs is only in ordinances, permit a variety of development all over the place and what they should have done and could do as I understand it, is get their zoning ordinance so that in compliance with what is required to use